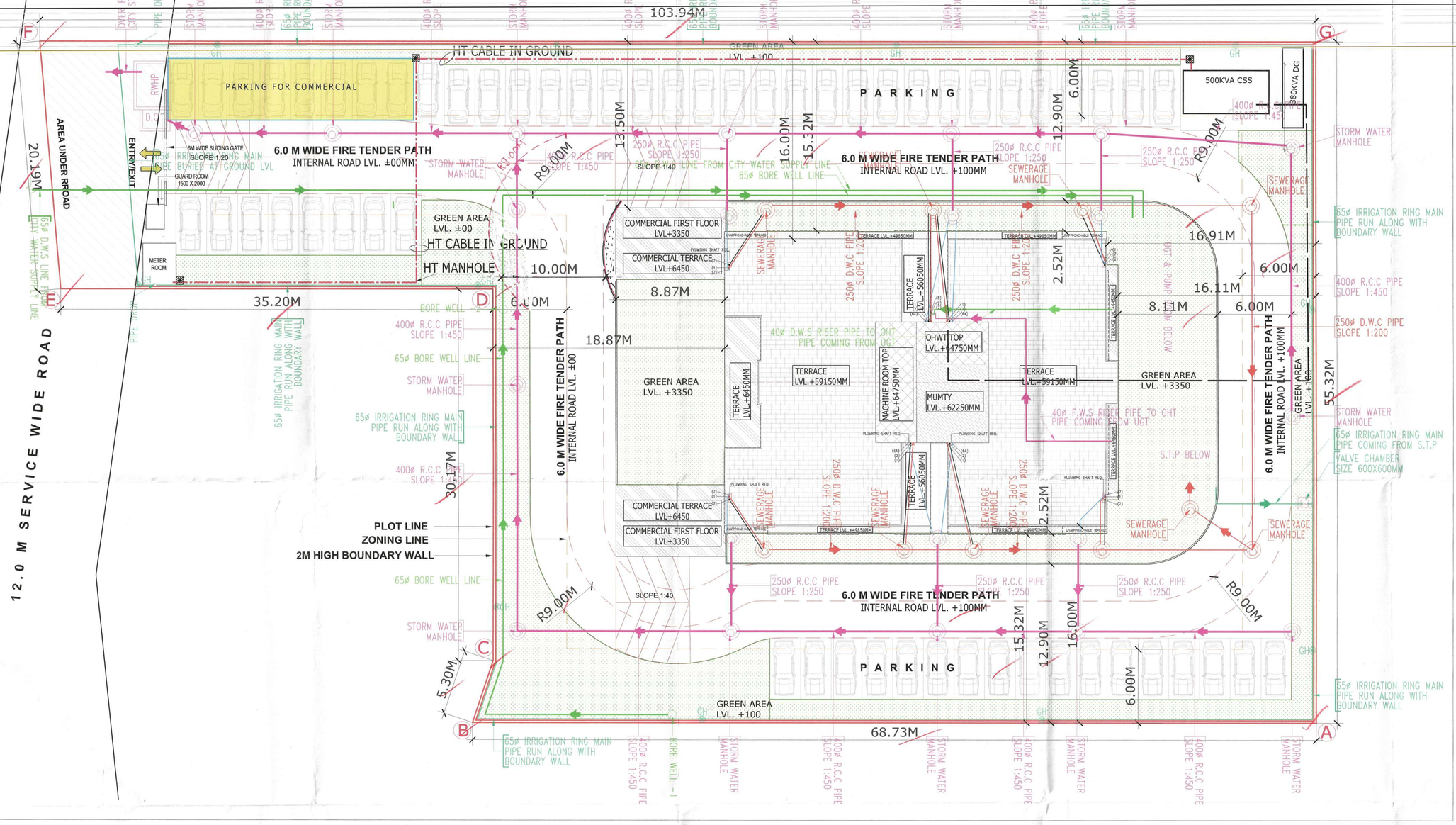

SITE PLAN
SCALE 1:200

REQUIRED AREA STATEMENT CHART						
NET TOTAL SITE AREA	1.100	ACRES	4451.546	SQ. MTRS.		
			PERMISSIBLE/REQUIRED		PROPSOED	
GROUND COVERAGE			40%		23%	
			1780.618	SQ. MTRS.	1032.763	SQ. MTRS.
(A) PERMISSIBLE FAR			2.25	225%		
			10015.979	SQ. MTRS.		
(B) ADDITIONAL FAR OF IGBC @ 9% OF (A)			0.09	9%		
			400.639	SQ. MTRS.		
(C) TOTAL PERMISSIBLE FAR			2.34	234%	2.33	233%
			10416.618	SQ. MTRS.	10380.121	SQ. MTRS.
(D) FAR FOR RETIREMENT HOMES (75% MIN.)			7812.463	SQ. MTRS.	9002.911	SQ. MTRS.
			75.00%		86.43%	
(E) FAR FOR COMMERCIAL @ MAX. 4%			4.00%		3.61%	
			416.665	SQ. MTRS.	375.958	SQ. MTRS.
DORMITORY /HOSTEL FOR STAFF/SERVICE PERSONS (UPTO 10% OF TOTAL FAR)			0 - 1041.662	SQ. MTRS.	1001.25	SQ. MTRS.
			upto 10%		9.61%	
AREA UNDER MESS / COMMON DINNING @ MIN 100SQ.MT			100	SQ. MTRS.	100.51	SQ. MTRS.
MEDICAL ROOM @ MIN. 100SQMT			100	SQ. MTRS.	101.79	SQ. MTRS.
COMMON ROOM /INDOOR GAMES /GYMNASIUM (2 SQMT / PERSON OR 500 SQ.MT)			500	SQ. MTRS.	500.79	SQ. MTRS.
MISSCELLANEOUS FACILITIES MIN. 100 SQ.MT			100	SQ. MTRS.	100.51	SQ. MTRS.
COMMON FACILITIES TOTAL			800	SQ. MTRS.	803.61	SQ. MTRS.
DENSITY REQUIRED PER ACRE @ 250 - 900			275 - 990		275.0 Person 250 PPA	
NO. OF DWELLING UNITS WITH SERVICE PERSONS @ 4 PERSON /DWELLING UNIT.			4		68	
TOTAL NO. OF DWELLING UNIT					68	
GREEN AREA			20	% OF THE PLOT	20.36%	
			890.309	SQ. MTRS.	906.39	SQ. MTRS.
CAR PARKING			1.000	ECS PER DWELLING UNIT.		
TOTAL CAR PARKING SPACE						
CAR PARKING REQUIRED FOR RESIDENTIAL			68	98	ECS	
CAR PARKING REQUIRED FOR COMMERCIAL			8			
TOTAL CAR PARK REQUIRED			76	79	CARS	

F.A.R AREA STATEMENT IN SQ. MTR.

TOWERS	BASEMENT FLOOR	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	18th FLOOR	TERRACE	MUMTY/MACHINE ROOM/OHWT	TOTAL
	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR	FAR		
TOWER 1		205.395	225.057	539.170	539.170	539.170	539.170	539.170	539.170	539.170	539.170	539.170	539.170	539.170	539.170	539.170	539.170	520.825	520.825	480.682			10001.164
COMMERCIAL		271.798	104.160																				375.95775
GUARD ROOM		3																					3.000
TOTAL RESIDENTIAL FAR	0	480.193	829.217	539.17	539.17	539.17	539.17	539.17	539.17	539.17	539.17	539.17	539.17	539.17	539.17	539.17	539.17	520.8248	520.8248	480.6823	0		10380.1214

NON F.A.R AREA STATEMENT IN SQ. MTR.

TOWERS	BASEMENT FLOOR	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	18th FLOOR	TERRACE	MUMTY/MACHINE ROOM/OHWT	TOTAL
	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	NON FAR	
TOWER 1	300.447		34.760	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	147.557	147.557	157.280	80.360	61.080	3279.810
COMMERCIAL																							0.000
GUARD ROOM																							0
METER ROOM		11.56																					
TOTAL NON FAR	300.44675	11.56	34.76	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	167.912	147.5575	147.5575	157.28	80.36	61.08	3291.3696

BUILT UP AREA STATEMENT IN SQ. MTR. (FAR + NO. FAR)

TOWERS	BASEMENT FLOOR	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	14th FLOOR	15th FLOOR	16th FLOOR	17th FLOOR	18th FLOOR	TERRACE	MUMTY/MACHINE ROOM/OHWT	TOTAL
TOWER 1	300.45	205.40	759.82	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	668.382	668.382	637.96	80.36	61.08	13280.97325
COMMERCIAL		271.798	104.160																				375.95775
GUARD ROOM		3																					3.0
METER ROOM		11.56																					
TOTAL BUILT UP AREA	300.45	491.75	863.98	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	707.08	668.38	668.38	637.96	80.36	61.08	13671.491

UNITS & DENSITY CALCULATION

FLOOR	NO. OF UNIT PER FLOOR	RESIDENT DENSITY / UNIT	SERVICE PERSON DENSITY /UNIT	DENSITY /UNIT	DENSITY / FLOOR
STILTFLOOR			3		3
2ND FLOOR	4	3	1	4	16
3RD FLOOR	4	3	1	4	16
4TH FLOOR	4	3	1	4	16
5TH FLOOR	4	3	1	4	16
6TH FLOOR	4	3	1	4	16
7TH FLOOR	4	3	1	4	16
8TH FLOOR	4	3	1	4	16
9TH FLOOR	4	3	1	4	16
10TH FLOOR	4	3	1	4	16
11TH FLOOR	4	3	1	4	16
12TH FLOOR	4	3	1	4	16
13TH FLOOR	4	3	1	4	16
14TH FLOOR	4	3	1	4	16
15TH FLOOR	4	3	1	4	16
16TH FLOOR	4	3	1	4	16
17TH FLOOR	4	3	1	4	16
18TH FLOOR	4	3	1	4	16
TOTAL	68				275

SUBMISSION DRAWING

ARCHITECTS

DESIGN PARK
ARCHITECTS
K-3, JANGPURA EXTENSION,NEW DELHI - 110014

CLIENT:
ALWAYS BUILDTECH INDIA PVT.LTD

PROJECT DETAILS:
RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 1.10 ACRES (LICENSE NO. 24 OF 2025 DATED 13.02.2025) IN SECTOR 86,FARIDABAD .

PROJECT NAME:
AARVISTA

OWNER'S SIGNATURE
ALWAYS BUILDTECH INDIA PVT. LTD.
Authorised Signatory

ARCHITECT'S SIGNATURE
ANIL KALRA
B.ARCH.
CA/2016/72386
AIBA/A- 18777

DRAWING TITLE:
SITE PLAN

SHEET NO.
01

N

SCALE : 1:200
DATE : 22.08.2025

S.T.P.(F) Member B.P.A.C. | S.T.P.(HQ) Member Secretary B.P.A.C. | C.T.P.(HQ) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
Varinder Kumar AD(HQ) | AD | JD | ATP
Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 34313 G Dt. 24/4/25
Sr. Executive Engineer (HQ) for Chief Engineer-I HSVP, Panchkula
SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: DATED :
JD(HQ) Member BPAC